

P&Z / BUILDING DEPARTMENT

JULY 2016 MONTHLY REPORT

P&Z COMMISSION MEETING JULY 28, 2016

Present: P&Z Commissioners Sarah Murphy, Steve Gulas, Ken Collins, Debi Renfroe, Derryll Anderson, Absent: Mike Menchinger

Staff members present: Director of Community Development Brian Wismer, Senior Planner Julie Brown, Deputy City Clerk Valerie Glass

Chair Murphy called for a motion to change the order of the agenda. **Motion to *Approve* Renfroe, Second Collins. *Approved unanimously.***

Approval of minutes June 28, 2016 meeting. **–Motion to *Approve*- Collins, Second Anderson. *Approved unanimously***

OLD BUSINESS

2. ~~3.~~ Fayette Ventures, LLLP., Hwy 92 & Jimmy Mayfield Blvd., Parcel ID Number 0517-025. Annexation & Rezoning Request for 29.63 acres from Fayette County R-40 to City of Fayetteville R-THC PUD to develop a residential community. File # 16-022–**Motion to *Table* until August 23, 2016 P&Z Commission Meeting- Collins, Second Anderson. *Approved unanimously.***

3. ~~4.~~ Fayette Ventures, LLLP.; Hwy 92 & Jimmy Mayfield Blvd.; Parcel ID Numbers 0517-028, 0518-118, 0518-0119, 0518-0120, 0518-0121. Rezoning Request for approximately 69 acres from OS, C-3, and R-THC. File # 16-023–**Motion to *Table* until August 23, 2016 P&Z Commission Meeting- Collins, Second Anderson. *Approved unanimously.***

Commissioner Gulas recused himself.

4. ~~2.~~ South-Tree Enterprises Inc., 1233 Hwy. 54 West, Parcel ID Numbers 0521-032 and 0521-032A. Medical Office Building Development Plans and Variance Request. File # 16-019 **–Motion to *Approve* Foundation Buffer Variance- Renfroe, Second Collins. *Approved unanimously.***

Motion to *Approve* Development Plans- Collins, Second Anderson. *Approved unanimously.*

Commissioner Gulas returned to Council Chambers to rejoin the meeting.

NEW BUSINESS

5. Dollar General, Corner of Weatherly Drive and East Lanier Avenue, Parcel ID Number 05311 6005. Development Plans & Variance Request for a 1.44 acre site. File # 16-024 **–Motion to *Approve* development plans and (2) variance request with the following conditions:**

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1. No alcohol shall be sold by Dollar General as Fayette Montessori school is located within 500 feet.
2. The applicant shall landscape the 18 foot strip on the right hand side of the building, but dedicate the space for future parking. Pervious pavers shall be used for any additional parking spaces needed in the future.
3. Applicant shall work with City staff regarding stormwater runoff from the adjacent property (Former Fayette Antique Mall). Stormwater run off shall be routed to the Dollar General under water detention pond but not treated.
4. HVAC duct work shall be enclosed on the outside of the building on the right/north side.
5. Unloading of delivery trucks shall take place only during non-business hours. Motion-Gulas, Second Anderson.
For: Gulas, Anderson, Collins Opposed: Renfroe. Motion carried 3-1.

6. Gremlin Growlers, 101 Glynn Street South. Special Exception Request to allow a growler retail store in a building located on the Courthouse Square. File # 16-027 Motion to **Approve**- Collins, Second Anderson. **Approved unanimously.**

STAFF REPORT

7. Biolife Plasma Services, 1373 Hwy 85 North, Parcel ID Number 0538026. Annexation & Rezoning Request for a 5.89 acre site from Fayette County A-R to City of Fayetteville C-2 to construct a 16,686 square feet single story plasma donation center. File # 16-025 -Ms. Brown reported on the receipt of an application from Excel Engineering for the annexation and rezoning of a parcel located at 1373 Hwy 85 North. The applicant was not present to give an overview of the project. The P&Z Commission expressed concern regarding the number of proposed parking spaces, and if the project should be located in a Medical Office zoning designation located near Fayette Piedmont Hospital.

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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY

JULY 28, 2016

Present: Brian Wismer, Greg Taliercio, Derryll Anderson, Vicki Turner.

AGENDA ITEMS:

**Beauty n Beau
HAIR STUDIO**

Location: 270 N. Glynn Street

Sign Type: Wall Sign Review and new panel on existing monument sign

Colors:

Background-White

Letters – CW-700 Slate Grey

Font: **Beauty n Beau - Onyx**

Font: HAIR STUDIO -Bank Gothic

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	RETAIL	INDUSTRIAL	OFFICE
3rd Q 2015	9.52%	6.00%	12.96%
4th Q 2015	8.00%	6.00%	12.96%
1st Q 2016	7.98%	6.00%	12.87%
2nd Q 2016	6.52%	5.00%	12.82%

Overall Vacancy Rate = **7.90%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	July 2016	2016 YTD Total	2015 YTD Total
Annexation and Rezoning	0	0	6
Rezoning	0	3	1
Preliminary Plat	0	2	1
Site Development Plan	2	10	7
Elevation Plan	0	2	5
Variance	2	4	3
Special Exception	1	4	5
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances	0	0	0
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
Totals	5	26	28

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**BUILDING PERMIT ACTIVITY REPORT
JULY 2016**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2016	YEAR TO DATE 2015
113	Permits/Inspection Fees	\$20,334.81	\$226,927.45	\$117,646.66
2	Impact Fees	\$3,247.44	\$189,543.48	\$59,972.88
115	TOTALS	\$23,582.25	\$416,470.93	\$177,619.54

NEW RESIDENTIAL ACTIVITY			
		JULY	YEAR TO DATE 2016
New Single Family Permits Issued		4	35
Single Family CO's Issued		3	24

FORECLOSURE STATISTICS

2010		
	Total	Avg
Listed	285	23.8
Actual	96	8

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

CITY OF FAYETTEVILLE FORECLOSURE 2016														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg
Listed	3	2	5	0	3	3	0						16	2.29
Actual	0	1	1	1	0	0	1						4	0.57

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SUBDIVISION LOTS PERMIT STATUS 2000 - 7/31/2016

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	39	12
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	28	2
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	41	7
TOTAL	TOTALS	956	859	97

2 Single Family Permits issued in Farrer Woods

2 Single Family Permits issued in Logan Park